

**MINUTES OF THE REGULAR MEETING OF THE  
CHARLOTTE COUNTY CODE ENFORCEMENT BOARD  
18500 Murdock Circle, Room 119  
Port Charlotte, Florida**

**February 1, 2012**

**❖Cases may not always be heard in the order as they appear on the agenda❖**

**I. CALL TO ORDER**

Chairman *Alan LeBeau* called the meeting to order at 9:00 am.

**II. ROLL CALL**

**Members Present:**

Alan LeBeau  
Richard Adomatis  
Kathy Damewood  
Suzy Hackett  
Joan Hayes  
Charles Lindberg

**III. SWEARING IN OF ALL THOSE GIVING TESTIMONY**

*Mike Wilson*, Board Attorney, administered oath to those who gave testimony.

**IV. NEXT MEETING DATE**

**March 7, 2012**

**V. APPROVAL OF MINUTES**

*Suzy Hackett* moved to approve the minutes of **December 7, 2011** and **January 4, 2012**. The motion was seconded by *Richard Adomatis* and was passed unanimously.

**VI. AGENDA CHANGES**

❖The following Affidavits of Non-Compliance were pulled for discussion:

**Case No. 2008-188B**

**Case No. 2008-281B**

**Case No. COD-11-00486**

**Case No. COD-11-01510**

**Case No. COD-11-01772**

**Case No. COD-11-02005**

**VII. CONSENT - AFFIDAVITS OF NONCOMPLIANCE FINES**

All matters listed under this item are considered to be routine and action will be accomplished by one motion without separate discussion of each item. If discussion is desired by a member of the Board, that item(s) will be removed from the Consent Agenda and considered separately. **Each case has been assessed with an additional \$18.50 for the cost of recording the lien.**

- A.     ❖**Case No. 2008-188B**, Patrick M. O'Conner & Christine O'Conner, 1855 Gulf Boulevard, Englewood – Fourth Affidavit of Noncompliance - \$3,168.50.

*Kira Honse* stated she received a request from the Respondents as their attorney was unable to attend to this meeting.

*Kathy Damewood* moved to continue this case to the next scheduled hearing. The motion was seconded by *Suzy Hackett* and was passed unanimously.

- B.     ❖**Case No. 2008-281B**, Peter P. Halufska & Suzanne L. Halufska, 1514 Kenmore Street, Port Charlotte – Fourth Affidavit of Noncompliance - \$15,418.50. – **Continued to March**
- C.     **Case No. 2009-334**, Irving Holguin, 21059 Exmore Avenue, Port Charlotte – Fifth Affidavit of Noncompliance - \$15,418.50.
- D.     **Case No. 2009-10-0057C**, Daniel Parabak, 22191 Oneida Avenue, Port Charlotte – Affidavit of Noncompliance - \$118.50.
- E.     ❖**Case No. 2009-10-0072C**, Daniel R. Gerleman & Janet Hayd Gerleman, 1122 Paraclete Road, Punta Gorda – Second Affidavit of Noncompliance - \$12,518.50. . – **Continued to March**
- F.     **Case No. COD-10-00161**, Karen Horne & Joshua P. Horne, 2424 Deedra Street, Port Charlotte – Fourth Affidavit of Noncompliance - \$5,318.50.
- G.     **Case No. COD-10-00487**, Kesler Bonhomme, 2182 Bragg Court, Port Charlotte – Second Affidavit of Noncompliance - \$7,018.50.
- H.     **Case No. COD-10-00543**, Peter Gilmore, 21515 Beaverton Avenue, Port Charlotte – Fourth Affidavit of Noncompliance - \$4,418.50.

- I. **Case No. COD-10-00572**, John Linscott & Trista Linscott, 2464 Deedra Street, Port Charlotte – Fifth Affidavit of Noncompliance - \$4,238.50.
- J. **Case No. COD-10-00585**, Craig V. Spencer & Diana M. Spencer, & The Bank of New York Mellon - Fifth Affidavit of Noncompliance - \$4,838.50.
- K. **Case No. COD-10-00780**, LaJos Szathmari, 3193 Crestwood Drive, Port Charlotte – Fifth Affidavit of Noncompliance - \$4,044.50.
- L. **Case No. COD-10-00977**, Linda Nicholson, 21306 Stillwater Avenue or 21310 Stillwater Avenue, Port Charlotte – Fourth Affidavit of Noncompliance - \$2,538.50.
- M. **Case No. COD-10-00998**, Oqab Abuqab, 21090 Ionia Avenue, Port Charlotte – Third Affidavit of Noncompliance - \$2,718.50.
- N. **Case No. COD-10-01010**, Joseph A. Gaeta, WM Specialty Mortgage, LLC, & JPMC Specialty Mortgage, LLC, 22241 Beverly Avenue, Port Charlotte - Fifth Affidavit of Noncompliance - \$3,918.50.
- O. **Case No. COD-10-01120**, James D. Aldrich & Faye E. Aldrich, 2411 Ambrose Lane, Port Charlotte – Fourth Affidavit of Noncompliance - \$2,518.50.
- P. **Case No. COD-10-01149**, Paul Vought & Justin Vought, 22024 Felton Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$6,518.50.
- Q. **Case No. COD-10-01388**, Peter Phung, 27226 Sunnybrook Road, Punta Gorda – Affidavit of Noncompliance - \$218.50.
- R. **Case No. COD-10-01495**, Paul S. Hickey, 3196 Normandy Drive, Port Charlotte – Second Affidavit of Noncompliance - \$4,218.50.
- S. **Case No. COD-10-01496**, Mark Williams, 22111 Marshall Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$5,493.50.
- T. **Case No. COD-10-01504**, Lawrence W. Sheppard & Tara A. Sheppard, 21914 Haines Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$118.50.

- U. **Case No. COD-10-01711**, James McCurry, Jr., 22199 Felton Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$3,543.50.
- V. **Case No. COD-10-01729**, Christine Sprague, 271 Malpelo Avenue, Punta Gorda – Affidavit of Noncompliance - \$118.50.
- W. **Case No. COD-10-01731**, Gaetjens Polynice & Margareth Polynice, 23256 Peachland Boulevard, Port Charlotte – Affidavit of Noncompliance - \$118.50.
- X. **Case No. COD-10-01754**, Molly A. McCarthy a/k/a Mollie Degiovine, 950 Mensh Terrace, Port Charlotte – Second Affidavit of Noncompliance - \$12,418.50.
- Y. **Case No. COD-11-0119**, Nancy L. Loboschefski, 14458 Armada Road, Port Charlotte – Affidavit of Noncompliance - \$118.50.
- Z. **Case No. COD-11-00436**, Matthew MacDonald, 3301 Normandy Drive, Port Charlotte – Second Affidavit of Noncompliance - \$5,318.50.
- AA. **❖Case No. COD-11-00486**, Wells Fargo Bank, N.A., 18690 Ayshire Circle, Port Charlotte – Affidavit of Noncompliance - \$118.50.
- BB. **Case No. COD-11-00495**, Robert Bonefeld, 21882 Cellini Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$17,518.50.
- CC. **Case No. COD-11-00528**, Nicole Flanary & The Bank of New York Melon, 814 West Tarpon Boulevard, Port Charlotte – Second Affidavit of Noncompliance - \$3,768.50.
- DD. **Case No. COD-11-00585**, Eric Bachar & Carol Bachar, 22083 Beverly Avenue, Port Charlotte – Affidavit of Noncompliance - \$138.50.
- EE. **Case No. COD-11-00686**, Bruce Richard Vilardi, 22129 Midway Boulevard, Port Charlotte – Affidavit of Noncompliance - \$138.50.
- FF. **Case No. COD-11-01284**, Leonard L. Roberts, 14146 Saul Lane, Port Charlotte – Affidavit of Noncompliance - \$593.50.

GG. **Case No. COD-11-01415**, Mary F. Pantelis-Alessio, 4062 Gardner Drive, Port Charlotte – Affidavit of Noncompliance - \$118.50.

HH. **❖Case No. COD-11-01510**, Mike Hester, 22457 Olean Boulevard, Port Charlotte – Affidavit of Noncompliance - \$118.50.

*Mike Hester provided testimony to the Board.*

*Suzy Hackett moved to **DENY** the fines as stated in the Affidavit of Noncompliance. The motion was seconded by **Richard Adomatis** and was passed unanimously.*

II. **Case No. COD-11-01688**, Matthew Ernest McAdams & The Bank of New York Mellon, 22008 Beverly Avenue, Port Charlotte – Affidavit of Noncompliance - \$118.50.

JJ. **Case No. COD-11-01697**, John L. & Donna I. Rupert, 667 Erroll Street, Port Charlotte – Affidavit of Noncompliance - \$118.50.

KK. **❖Case No. COD-11-01772**, Jeff Hertzbert & Ruth David, 21181 Midway Boulevard, Port Charlotte - Affidavit of Noncompliance - \$218.50.

*Susan Bodden was present on behalf of the lender and provided testimony to the Board.*

*Kathy Damewood moved to approve the fines as stated in the Affidavit of Noncompliance. The motion was seconded by **Suzy Hackett** and was passed unanimously.*

LL. **Case No. COD-11-01786**, Marian M. Kencik, 4185 Flamingo Boulevard, Port Charlotte – Affidavit of Noncompliance - \$118.50.

MM. **❖Case No. COD-11-02005**, Estate of John P. Coffelt & Lois L. Coffelt, 1365 River Lane, Englewood – Affidavit of Noncompliance - \$518.50.

*Gene Struble was present on behalf of the lender and provided testimony to the Board.*

*Suzy Hackett moved to approve the fines as stated in the Affidavit of Noncompliance. The motion was seconded by **Kathy Damewood** and was passed unanimously.*

**NN. Case No. COD-11-02244, ELH Property Solutions, 81 Hannah Street, Port Charlotte – Affidavit of Noncompliance - \$238.50.**

*Suzy Hackett* moved to approve the fines as stated in the Affidavits of Noncompliance with the exception of **Case No. 2008-188B, 2008-281B, 2009-10-0072C, COD-11-00486, COD-11-01510, COD-11-01772, and COD-11-02005.** The motion was seconded by *Kathy Damewood* and was passed unanimously.

**VIII OLD BUSINESS**  
***None***

**IX. NEW BUSINESS**

**Case No. COD-10-00688, Anthony Silva & Leslie Silva, 1218 Richter Street, Port Charlotte [FBC Sections 105.4 & 109.3]**

This case was continued

**Case No. COD-10-01130, Placida Professional Centers, LLC, 2851, 2861, & 2881 Placida Road, Englewood [Section 2-5-72 & FBC Sections 105.4 & 109.3]**

*Darcie Nicolosi* Certified Code Compliance Officer provided testimony and presented photographs.

*Sherry Edwards* attorney for Placida Professional Center was present and requested the Board to grant a continuance in this matter.

*Suzy Hackett* moved to continue this case to the May 2, 2012, hearing. The motion was seconded by *Richard Adomatis* and was passed unanimously.

**Case No. COD-11-01163, Carol J. Bunn, 22084 Felton Avenue, Port Charlotte [Sections 3-9-5(b), 3-9-32(d), & 3-9-82.1; & FBC Sections 105.1, 105.4, & 109.3; & IPMC Sections 301.2, 304.1, 304.2, 304.6, 304.13, 304.13.1, & 304.15]**

*Rhonda Leonard* Certified Code Compliance Officer provided testimony and presented supporting documents and photographs.

*Al Salmon*, investor, provided testimony to the Board. He stated he was interested in buying the house through short sale, but will need extra time to get all the repairs finished on the home.

*Suzy Hackett* moved the Respondent is in violation as charged. The Respondent has 30 days from the rendition of this Order to clear the zoning violation; fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance; and take the necessary steps to renew the expired permit and to apply for and obtain all necessary permits. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection; and all final inspections must be done in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Kathy Damewood* and was passed unanimously

**Case No. COD-11-01428**, *The Claude Rundle Revocable Living Trust Dated August 9, 2006, 3356 Lucerne Terrace, Port Charlotte [Sections 3-9-5(b), 3-9-32(d), & 3-9-82.1; & FBC Section 105.1]*

*Rhonda Leonard* Certified Code Compliance Officer provided testimony and presented photographs.

*James Mallonee* represented the Trust in this matter. He made a request to have this case continued.

*Suzy Hackett* moved to continue this case to the March 7, 2012, hearing. The motion was seconded by *Richard Adomatis* and was passed unanimously.

**Case No. COD-11-02151**, *Michael L. Wilson, 2433 Starlite Lane, Port Charlotte [Sections 3-9-5(b), 3-9-32(d), 3-9-61, & 3-9-82.1; & FBC Section 105.1; & IPMC Sections 301.2, 301.3, 304.1, 304.2, 304.6, 304.13, 304.13.1, 304.13.2, 304.15, 305.1, 305.3, 309.1, & 604.3]*

*Rhonda Leonard* Certified Code Compliance Officer provided testimony and presented photographs.

*Mike Wilson* was present and provided testimony to the Board.

*Kathy Damewood* moved the Respondent is in violation as charged with the exception of Section 3-9-61. The Respondent has 30 days from the rendition of this Order to clear the zoning violation; fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance; and to apply for and obtain all necessary permits. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection; and all final inspections must be done in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Joan Hayes* and was passed unanimously.

**Case No. COD-11-02456, Victor T. DeLeon, 21099 Meehan Avenue, Port Charlotte [Sections 3-2-115 & 3-9-5(b); & FBC Sections 105.1, 105.4, & 109.3; & IPMC Sections 301.2 & 304.7]**

*Rhonda Leonard* Certified Code Compliance Officer provided testimony and presented photographs.

*Victor DeLeon* was present along with an, Miguel Concepcion, interpreter. *Victor DeLeon* would like to deed the property back to the bank.

*Susan Bodden* was present on behalf of the lender and provided testimony to the Board.

*Richard Adomatis* moved the Respondent is in violation as charged. The Respondent has 30 days from the rendition of this Order to comply with Section 3-2-115; to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance; and take the necessary steps to renew the expired permit and to apply for and obtain all necessary permits. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection; and all final inspections must be done in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Suzy Hackett* and was passed unanimously.



**Case No. COD-11-02534**, *Steve Mucciarone, Inc. as Trustee of the 22210 Hernando Avenue Trust U/T/D 1/1/02 & JP Morgan Chase Bank, 22210 Hernando Avenue, Port Charlotte [Sections 3-2-115, 3-2-214, 3-2-215, 3-9-5(b), 3-9-32(d), & 3-9-82.1; & FBC Section 105.1; & IPMC Sections 108.1, 108.1.1, 108.1.3, 108.1.5, 108.1.5(3), 108.1.5(9), 110.1, 301.2, 301.3, 302.7, 304.1, 304.1.1(5), 304.1.1(8), 304.2, 304.6, 304.7, 304.13, 304.13.1, 304.15, 305.1, 305.3, 306.1, 306.1.1(6), 306.6.1.1(6.1), & 306.1(6)(6.2)]*

**Rhonda Leonard** Certified Code Compliance Officer provided testimony and presented photographs.

**Steve Mucciarone** was present and provided testimony to the Board.

**Kathy Damewood** moved the Respondent is in violation as charged with the exception of Section 3-2-115. The Respondent has 30 days from the rendition of this Order to clear the zoning violations; to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance; and to apply for and obtain all necessary permits. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection; and all final inspections must be done in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$200.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Richard Adomatis** and was passed unanimously.

**Case No. COD-11-01884**, *Candy Ramirez, 23184 Allen Avenue, Port Charlotte [Sections 2-5-72 & 3-9-82.1; & FBC Section 105.1; & IPMC 102.2, 304.1, 304.2, 304.13, 304.13.1, & 304.14]*

**Charlie Bush** Certified Code Compliance Officer provided testimony and presented photographs.

**Richard Adomatis** moved the Respondent is in violation as charged. The Respondent has 30 days from the rendition of this Order to clear the zoning violation; to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance; and to apply for and obtain all necessary permits. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection; and all final inspections must be done in accordance

with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Kathy Damewood* and was passed unanimously.

**Case No. COD-11-02674**, *Alfonso Deleon, 22144 Laramore Avenue, Port Charlotte [Section 3-9-5(b) & FBC Section 105.1]*

*Charlie Bush* Certified Code Compliance Officer provided testimony and presented photographs.

*Suzy Hackett* moved the Respondent is in violation as charged. The Respondent has 30 days from the rendition of this Order to apply for and obtain all necessary permits. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection or remove all improvements from the property; and all final inspections must be done in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Kathy Damewood* and was passed unanimously.

**Case No. COD-11-02644**, *Farrukh Zaidi & Shehla Zaidi, 6 Brig Circle East, Placida [FBC Sections 105.4, 105.4.1.2, & 109.3; & IPMC Sections 301.2 & 301.3]*

*Darcie Nicolosi* Certified Code Compliance Officer provided testimony and presented photographs.

*Joan Hayes* moved the Respondents are in violation as charged. The Respondents have 30 days from the rendition of this Order to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance; to take the necessary steps to renew the expired permit or remove all improvements from the property; and all final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The

motion was seconded by *Richard Adomatis* and was passed unanimously.

**Case No. COD-11-02645**, *Suresh Peter Coomar & Janita C. Coomar, 7 Berth Court, Placida [FBC Sections 105.4, 105.4.1.2, & 109.3; & IPMC Sections 301.2 & 301.3]*

*Darcie Nicolosi* Certified Code Compliance Officer provided testimony and presented photographs.

*Richard Adomatis* moved the Respondents are in violation as charged. The Respondents have 30 days from the rendition of this Order to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance; to take the necessary steps to renew the expired permit or remove all improvements from the property and all final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Suzy Hackett* and was passed unanimously.

**Case No. COD-12-00026**, *Tarpon Plaza, LLC & St. Anthony Health Care, LLC, 4680 Placida Road, Englewood [Sections 3-2-145, 1-10-18, 3-9-5(b), & 1-10-95(6)(b); & FBC Sections 105.1, 110.1, & 111.3; & IPMC Section 108.2.1]*

This case was continued.

**Case No. COD-11-02237**, *Chase Home Finance, LLC, 2279 Harriet Street, Port Charlotte [Sections 3-2-115, 3-2-214, & 3-2-215; & IPMC Sections 301.2, 302.7, 304.2, 304.6, & 304.7]*

*Rhonda Leonard* Certified Code Compliance Officer provided testimony and presented photographs.

*Richard Adomatis* moved the Respondent is in violation as charged with the exception of Sections 3-2-214 and 3-2-215. The Respondent has 30 days from the rendition of this Order to comply with Section 3-2-115 and to fix, repair, or replace the International Property Maintenance Code violations to bring the property into

compliance. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$200.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Joan Hayes* and was passed unanimously.

**Case No. COD-11-02475**, *John Courtney Dookie*, 21075 Gladis Avenue, Port Charlotte [Sections 2-5-72, 3-9-5(b), 3-9-32(d), & 3-9-82.1; FBC Section 105.1; & IPMC Section 301.2, 301.3, 302.1, 304.1, 304.2, 304.13, 304.13.1, 304.14, 304.15, 305.1, 305.3, 501.2, 504.1, 505.4, 604.1, & 604.3]

*Rhonda Leonard* Certified Code Compliance Officer provided testimony and presented photographs.

*Suzy Hackett* moved the Respondent is in violation as charged. The Respondent has 30 days from the rendition of this Order to clear the zoning violation; fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance; and to apply for and obtain all necessary permits. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection; and all final inspections must be done in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Joan Hayes* and was passed unanimously.

**Case No. COD-11-02526**, *Gulf Coast Home Sites, Inc.*, as Trustee of the 21163 Bersell Avenue Trust, U/T/D 11/22/02, 21163 Bersell Avenue, Port Charlotte [3-2-214, 3-2-215, & 3-9-5(b); FBC Section 105.1; & IPMC 301.2, 302.7, 304.1, 304.2, 304.6, 304.14, & 304.15]

*Rhonda Leonard* Certified Code Compliance Officer provided testimony and presented photographs.

*Richard Adomatis* moved the Respondent is in violation as charged with the exception of IMPC Section 304.15. The Respondent has 30 days from the rendition of this Order to clear the zoning violation; to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance; and to

apply for and obtain all necessary permits. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection; and all final inspections must be done in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$200.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Kathy Damewood** and was passed unanimously.

**Case No. COD-11-02573**, *BAC Home Loans Servicing, 21343 Midway Boulevard, Port Charlotte [Sections 2-5-72 & 3-2-115; & IPMC Sections 301.2, 302.7, 304.2, 304.6, 304.13, 304.13.1 & 304.15]*

**Rhonda Leonard** Certified Code Compliance Officer provided testimony and presented photographs.

**Richard Adomatis** moved the Respondent is in violation as charged. The Respondent has 30 days from the rendition of this Order to comply with Section 3-2-115; clear the zoning violations; and to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$200.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Joan Hayes** and was passed unanimously.

**Case No. COD-11-02793**, *Felix Navedo Valle & Ana Navedo, 3340 Edgehill Terrace, Port Charlotte [Sections 2-5-72 & 3-9-5(b); FBC Section 105.1; & IPMC Sections 108.1, 108.1.3, 108.2, 301.2, 301.3, 302.1, 302.5, 302.7, 304.1, 304.2, 304.6, 304.7, 304.10, 304.13, 304.13.1, 304.14, 304.15, 305.1, 305.3, 309.1, 501.2, 504.1, 505.1, 505.4, 601.2, & 604.3] Served*

**Rhonda Leonard** Certified Code Compliance Officer provided testimony and presented photographs.

**Richard Adomatis** moved the Respondents are in violation as charged. The Respondents have 30 days from the rendition of this Order to clear the zoning

violations; to fix, repair, or replace the International Property Maintenance Code violations to bring the property into compliance; and to apply for and obtain all necessary permits. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection; and all final inspections must be done in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$150.00 per day. A cease and desist order is issued for 5 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Charles Lindberg* and was passed unanimously.

**Case No. COD-11-02980**, Joel S. Neumann, 3373 Lucerne Terrace, Port Charlotte [Sections 2-5-72, 3-9-32(d), & 3-9-82.1]

*Rhonda Leonard* Certified Code Compliance Officer provided testimony and presented photographs.

*Suzy Hackett* moved the Respondent is in violation as charged. The Respondent has 15 days from the rendition of this Order to clear the zoning violations. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$150.00 per day. A cease and desist order is issued for 2 years for the zoning violations. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by *Richard Adomatis* and was passed unanimously.

**Case No. COD-11-01999**, Terry Cox & Judy Cox, 374 Hiram Street, Punta Gorda [Section 3-9-5(b) & FBC Sections 105.4 & 109.3]

This case was continued due to lack of service.

**Case No. COD-11-02759**, Linda Dille & Anita Bass, 27071 Fairway Drive, Punta Gorda [Section 3-9-5(b) & FBC Section 105.1]

*Tom Gravagna* Certified Code Compliance Officer provided testimony and photographs.

*Suzy Hackett* moved the Respondents are in violation as charged. The Respondents have 30 days from the rendition of this Order to apply for and obtain all necessary permits. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection or obtain a demolition permit to restore the property back to its original condition; and all final inspections must be done in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. The motion was seconded by *Joan Hayes* and was passed unanimously.

**XII STAFF/BOARD MEMBER COMMENTS:**  
*None*

**XIII. ADJOURNMENT**

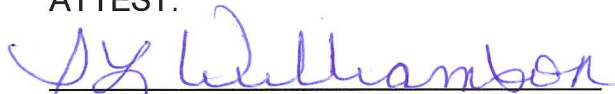
*Suzy Hackett* moved to adjourn the meeting. Motion was seconded by *Richard Adomatis* and was passed unanimously. The meeting adjourned at 11:01 am.

**CODE ENFORCEMENT BOARD MINUTES FOR FEBRUARY 1, 2012  
READ AND APPROVED ON MARCH 7, 2012**

CODE ENFORCEMENT BOARD OF  
CHARLOTTE COUNTY, FLORIDA

  
\_\_\_\_\_  
Alan L. LeBeau, Chairman

ATTEST:

  
\_\_\_\_\_  
Sandra Williamson  
Administrative Assistant I

***Complete files of all cases, as well as taped recordings of all proceedings of this meeting, are kept in the Community Development Department and are available to the public.***